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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 31 JANUARY 2023 AND NEW LAND ACQUISITION IN JANUARY

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 31 January 2023 and new land acquisition in January as follows:

MONTHLY CONTRACTED SALES

In January 2023, the value of the Company’s contracted sales (including contracted sales by joint venture projects) amounted to approximately RMB8,884 million, representing a year-on-year increase of approximately 76.3%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 236,500 sq.m., representing a year-on-year increase of approximately 21.0%.

NEW LAND ACQUISITION

In January 2023, the Company acquired an effective equity interest of 18.05% in relation to two adjacent land parcels in Hangzhou by way of equity acquisition. The two land parcels are located in Linping District, Hangzhou and the total GFA of the land parcels is approximately 473,100 sq.m.. They are planned for development of residential land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB741 million.

The above-mentioned data are unaudited and are based on the summary of internal information of the Company, which may differ from the figures to be disclosed in the audited or unaudited financial statements to be published by the Company on an annual or semi-annual basis due to various uncertainties during the process of collection and collating of such information. As such, the above data are provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

By Order of the Board
Yuexiu Property Company Limited
Yu Tat Fung
Company Secretary

Hong Kong, 7 February 2023

As at the date of this announcement, the Board comprises:

Executive Directors: LIN Zhaoyuan (Chairman), LIN Feng, LI Feng, CHEN Jing and LIU Yan

Non-Executive Directors: ZHANG Yibing

Independent Non-executive Directors: YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose